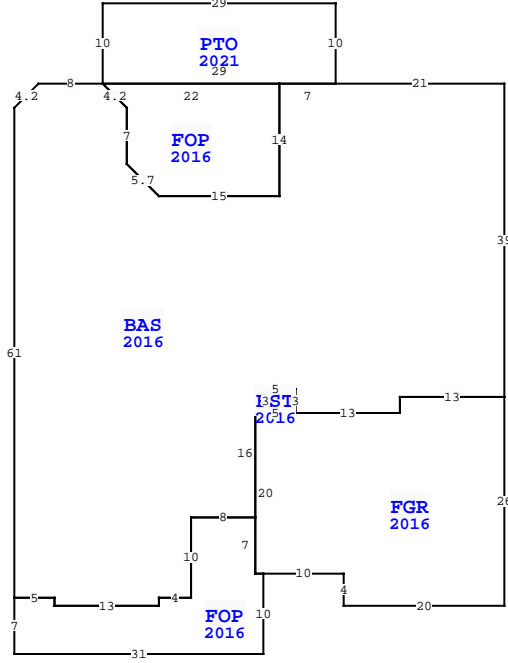


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,816	100	2,816
FGR	726	55	399
FOP	263	30	79
FOP	287	30	86
FST	15	55	8
PTO	290	5	14
TOTALS	4,397		3,402
			448,198

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,402	108.6520	135.82	462,060	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017 Heated Area: 2816 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			448,198
TOTAL MARKET OB/XF VALUE			8,059
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			531,257
SOH/AGL Deduction			192,231
ASSESSED VALUE			339,026
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			289,026
TOTAL JUST VALUE			531,257
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			511,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006825	ADDITION	5,640	05/26/2021
17003051	CO ISSUED	0	04/07/2017
B1632679	NEW CONSTR	363,455	07/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/16/2020	CN	U	I	11	100
GRANTOR: SMITH KELLY						
GRANTEE: M&E HOLDINGS TRUST						
9999/9999	12/28/2016	CN	Q	I	01	393,100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SMITH KELLY						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	867.00	SF	5.20	5.20	100	2016	2016	3	96	4,328	
2	0810	CONCRETE A	0	100	8	24.00	SF	6.50	6.50	100	2016	2016	3	96	150	
3	0911	SCRN RM A	0	100	10	220.00	SF	17.50	17.50	100	2021	2021	3	93	3,581	

BLD DATE		01/11/2017	KK	LGL DATE	06/13/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2016] W21 PTO=[YR=2021] N10 W29 S10 E29\$ W7	
FOP=[YR=2016] W22 D3 R3 S7 D4 R4 E15 N14\$ S14 W15 U4 L4	
N7 U3 L3 W8 D3 L3 S61 FOP=[YR=2016] S7 E31 N10	
FGR=[YR=2016] E10 S4 E20 N26 W13 S2 W13 FST=[YR=2016] N3 W5	
S3 E5\$ W5 S20 E1\$ W1 N7 W8 S10 W4 S1 W13 N1 W5\$ E5 S1 E13 N1	
E4 N10 E8 N16 E5 S3 E13 N2 E13 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF															8,059							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							